

KING COUNTY COMPREHENSIVE PLAN 2004
POLICY RP-307/RP-308 ANALYSIS MATRIX

1. Amended and New Policies in 2004 Plan Policies Deleted from 2003 Plan	2. Rationale for Change or Addition of Policy	3. Effect of Change or Addition of Policy	4. Cite GMA and CPPs which amendment complies with as applicable.	5. Is amendment Consistent with Functional Plans and Capital Improvement Programs or are changes to the Plans and CIPs needed?	6. Identify new Regulations or zoning changes needed to implement the amendment.
1. [RP-307(a)]	2. [RP-307(a, c)]	3. [RP-307(b)]	4. [RP-307(d, e)]	5. [RP-307(f)]	6. [RP-307(g)/RP-308]
<p>CP-102 Urban planned development will be permitted in the Novelty Hill subarea only when the following planning policies are met:</p> <p>a. To protect existing wetlands, streams and wildlife habitat, urban planned development shall be consistent with the intent of King County ordinances, King County Comprehensive Plan policies and sensitive areas regulations. The design of the proposed development shall protect and preserve existing wetlands, streams and wildlife habitat by several methods including (but not limited to) minimizing alterations to the natural drainage features, maintaining water quality, preserving storage capacity, providing undisturbed unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the number of stream crossings, and minimizing erosion and sedimentation. To achieve the intent of this policy it may be necessary to exceed the requirements of the King County wetland guidelines.</p> <p>b. A master drainage plan for the Novelty Hill subarea shall be approved by King County.</p> <p>c. New development adjacent to a unique/outstanding or significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland functions; and</p>	<p>Updates reference to transportation code. Eliminates provision for RA-20 and reference to the P-suffix. RA-20 has not been applied in King County. The surrounding rural properties are all zoned RA-5.</p>	<p>Affects only the portion of the UPD that will be redesignated to rural.</p>	<p>N/A</p>	<p>N/A</p>	<p>Amendment proposed with this plan to redesignate ~120 acres to rural and to apply RA-5 zoning.</p>

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<p>d. Ground water recharge areas should be identified and protected to ensure that ground water resources are protected from potential pollution.</p> <p>e. To ensure that the existing road system in both King County and Redmond is not adversely affected, on-site and off-site traffic impacts shall be mitigated consistent with ((adopted county road adequacy standards)) <u>the Integrated Transportation Program (K.C.C. chapter 14.65)</u>.</p> <p>f. A project environmental impact statement (EIS) shall be required for all property proposed for urban planned development within the UPD development area. The project EIS shall address the full range of public services necessary to serve urban development on Novelty Hill. The EIS shall include the cost of these services, the financial responsibility of the developer(s) and affected jurisdictions, and the method of phasing development to coincide with availability of these public services.</p> <p>g. Since the remainder of residential land in Bear Creek will either be recognized as existing one-acre neighborhoods or designated as rural areas, all improvements to public facilities, including but not limited to road construction and sewers, shall be financed by the UPD developers provided the impacts are the result of UPD developments or according to a fair-share formula agreed to by affected parties.</p> <p>((Paragraph H was deleted in 1995 by Ordinance 11954.))</p> <p>((i))h. A full range of housing densities, types and prices including housing for low-, moderate-, and medium-income groups shall be included in the UPD. The mix of single family and multifamily housing in the UPDs shall approximate the existing county housing stock mix.</p> <p>((j))i. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.</p> <p>((k))j. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.</p>					

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<p>((d))k. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.</p> <p>((m))l. The Novelty Hill urban planned development area shall contain an urban activity center, which includes a commercial center to provide for the everyday shopping needs of the planned UPD population.</p> <p>((n))m. The activity center shall also contain a business park of sufficient size to provide a diversity of employment opportunities and a balance of jobs and households for the UPD area.</p> <p>((o))n. In order to preserve opportunities for a variety of employment types in the business park areas, retail development in freestanding buildings should be excluded. Up to 10% of gross floor area in business park buildings may be planned for retail uses, such as restaurants and business services, to serve business park employees.</p> <p>((p))o. Development conditions for the shopping and business park areas should encourage high quality development and site design.</p> <p>The area will revert to rural if UPD development is denied or not pursued. If the UPD area reverts to rural, the zoning shall be <u>RA-5</u> ((RA-5 P, except those areas designated natural resource protection areas shall be RA-20 P. The P suffix for the RA-5 P areas requires site plan review for assignment of appropriate environmental conditions. The P suffix for the RA-20 P areas shall prohibit all development within designated natural resource protection areas in order to protect the unique environmentally sensitive wetland system and its buffers)). (BC-4)(([†]))</p> <p>(([†] Note: Natural Resource Protection Areas are required to be mapped and designated as part of P suffix conditions on the site, as readopted and referenced in Appendix A to Ordinance 12824.))</p>					

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((CP-113 Widening of arterials to four or more lanes should be limited to areas within or adjacent to Redmond and corridors serving the Novelty Hill Urban Area. The remainder of Bear Creek should be served by a network of two-lane collector arterials. (BC 46)))	The intent of this policy is covered by policies in the Transportation Chapter, specifically T-204, T-205, and T-206 which apply to all unincorporated King County, not just Bear Creek.	Deleting this policy makes the Comprehensive Plan easier to use by helping to consolidate transportation policies in one chapter.	NA	Consistent with CIP	None needed.
((CP-708 The SR 522 corridor west of I 405 is recognized as being at or above Level of Service (LOS) F. Further general capacity improvements to significantly improve roadway LOS in this corridor do not appear feasible. King County recognizes that SR 522 congestion will continue and result in future LOS F conditions which exceed the adopted road adequacy standards. A final decision on SR 522 “ultimate roadway section” will be determined as part of the state’s route development plan process. In the event that an “ultimate roadway section” designation (by King County, Washington State Department of Transportation (WSDOT) and cities) is made for the SR 522 corridor, new development which distributes traffic to SR 522 will be required to participate in the implementation of aggressive transit and transportation management measures including capital improvements. The SR 202 corridor from SR 522 to NE 175th Street is anticipated to be at or over capacity with roadway improvements at land use buildout. A route development plan with ultimate roadway section should be completed by WSDOT in conjunction with King County. New development which distributes traffic to this corridor will be required to participate in aggressive transit and transportation demand management measures as described above. (T 7)))	Much of the information in this policy is description and would more appropriately be included in text than in policy. Some of the information is out-of-date and other parts duplicate information appearing elsewhere.	Eliminates unnecessary and duplicative language.	NA	NA	None needed.
((CP-905 A study of the Tolt and Raging rivers should be prepared which accurately establishes and maps the lateral migration of these rivers. These laterally migrating rivers and tributaries and other associated areas of flood-related erosion hazard should receive regulatory floodway designations with adequate setbacks or prohibitions on all new permanent developments where required. (SQP 28)	This policy identifies the need to prepare channel migration studies and maps of the Tolt and Raging Rivers. King County completed these studies and prepared channel migration area maps in 1991. In 1999 the Department of Development and Environmental	The effect of this amendment is to remove this policy from the King County Comprehensive Plan.	N/A	N/A	N/A

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	Services adopted a Public Rule, <i>Sensitive Areas: Alterations Within Channel Migration Areas</i> , which delineates permissible alterations within channel relocation and stream meander areas. Since these studies and maps have been completed, and the public rule has been adopted regulating channel migration areas, this policy is no longer needed.				
CP-906 Until such time as detailed lateral migration studies are completed and adopted, the historical location of these river channels should be identified and mapped, and adopted as interim regulatory floodways. (SQP-29))	Policy CP-905 identifies the need to prepare channel migration studies and maps of the Tolt and Raging Rivers. Policy CP-906 recommends identifying the historical location of the Tolt and Raging river channels, mapping these channels and adopting these maps as interim regulatory floodways until the channel migration studies and maps identified in CP-905 are completed and adopted. King County has completed final channel migration area maps and adopted a public rule regulating channel migration areas on the Tolt and Raging Rivers. Therefore there is no need for interim maps and this policy is no longer needed.	The effect of this amendment is to remove this policy from the King County Comprehensive Plan.	N/A	N/A	N/A
<u>CP-1105</u> King County supports the efforts of the Friends of Rock Creek and the vision of the Rock Creek Valley Conservation Plan to expand the network of regional trails and to conserve natural resource lands and environmentally sensitive areas.	Recognizes the efforts of the Friends of Rock Creek.	Recognizes the efforts of the Friends of Rock Creek.	N/A	N/A	No change needed.

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<p>CP-1228 <u>King County should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface. King County should promote preservation of at least 65% forest cover on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the rural area.</u></p>	<p>Current Development practices can decrease ground water recharge and may increase pollutant loadings to groundwater and surface water.</p>	<p>This amendment establishes King County’s support for promoting low impact development (LID) on Vashon-Maury Island. The effect of this amendment is to increase groundwater recharge within areas of new development and to provide a higher level of protection the sole-source aquifer. This amendment will also result in increased protection of surface water resources.</p>	<p>Complies with RCW 36.70A.020 and the following CPPs: FW-4, FW-5, CA-6, and CA-15.</p>	<p>The County’s four adopted groundwater management plans recommend that the County and local jurisdictions adopt policies and ordinances to protect the quantity and quality of groundwater resources. Additionally, a number of basin plans have long advocated for stormwater management that protects water bodies from water quality degradation.</p>	<p>N/A</p>